HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Saskatoon CMA

Date Released: Second Quarter 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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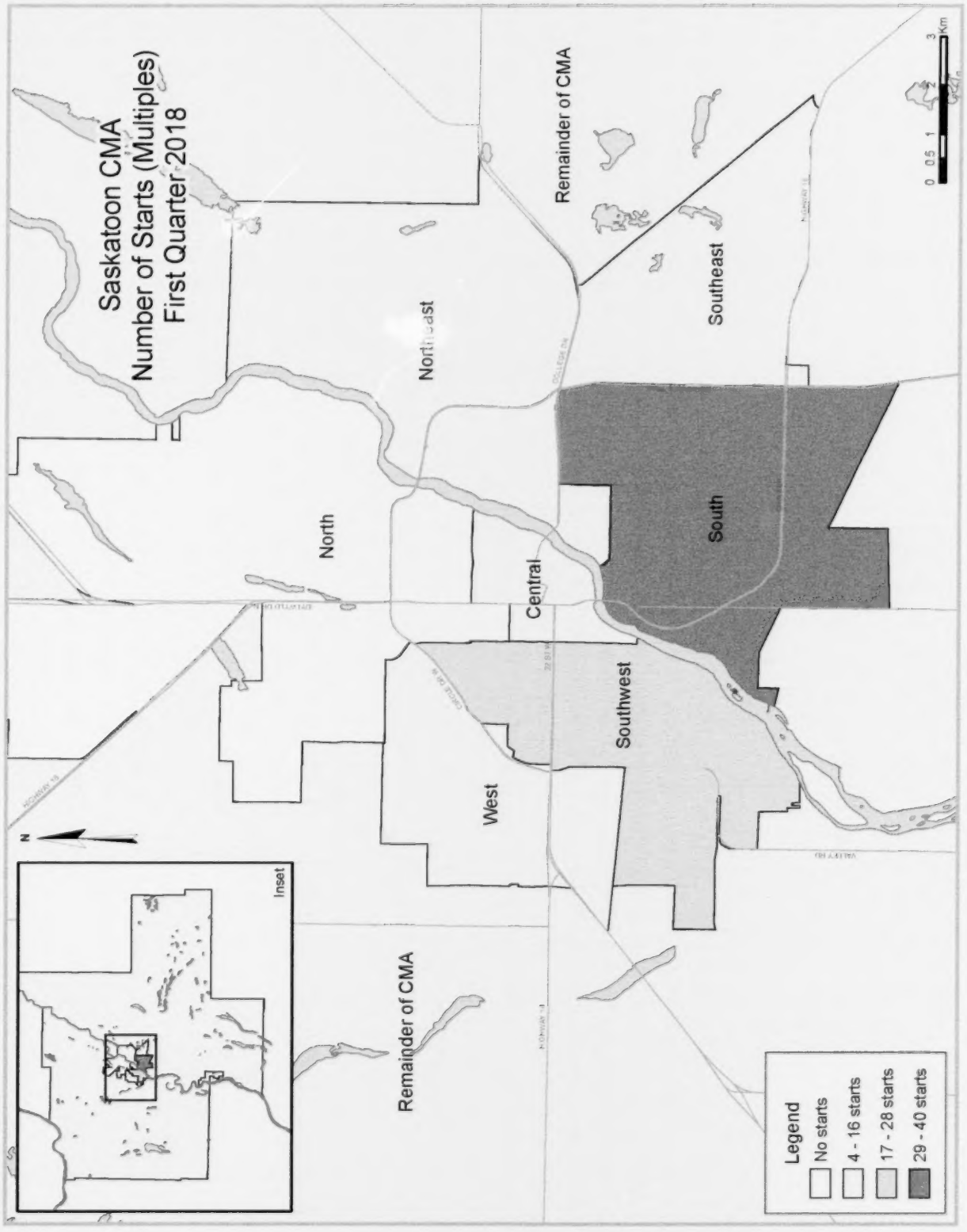
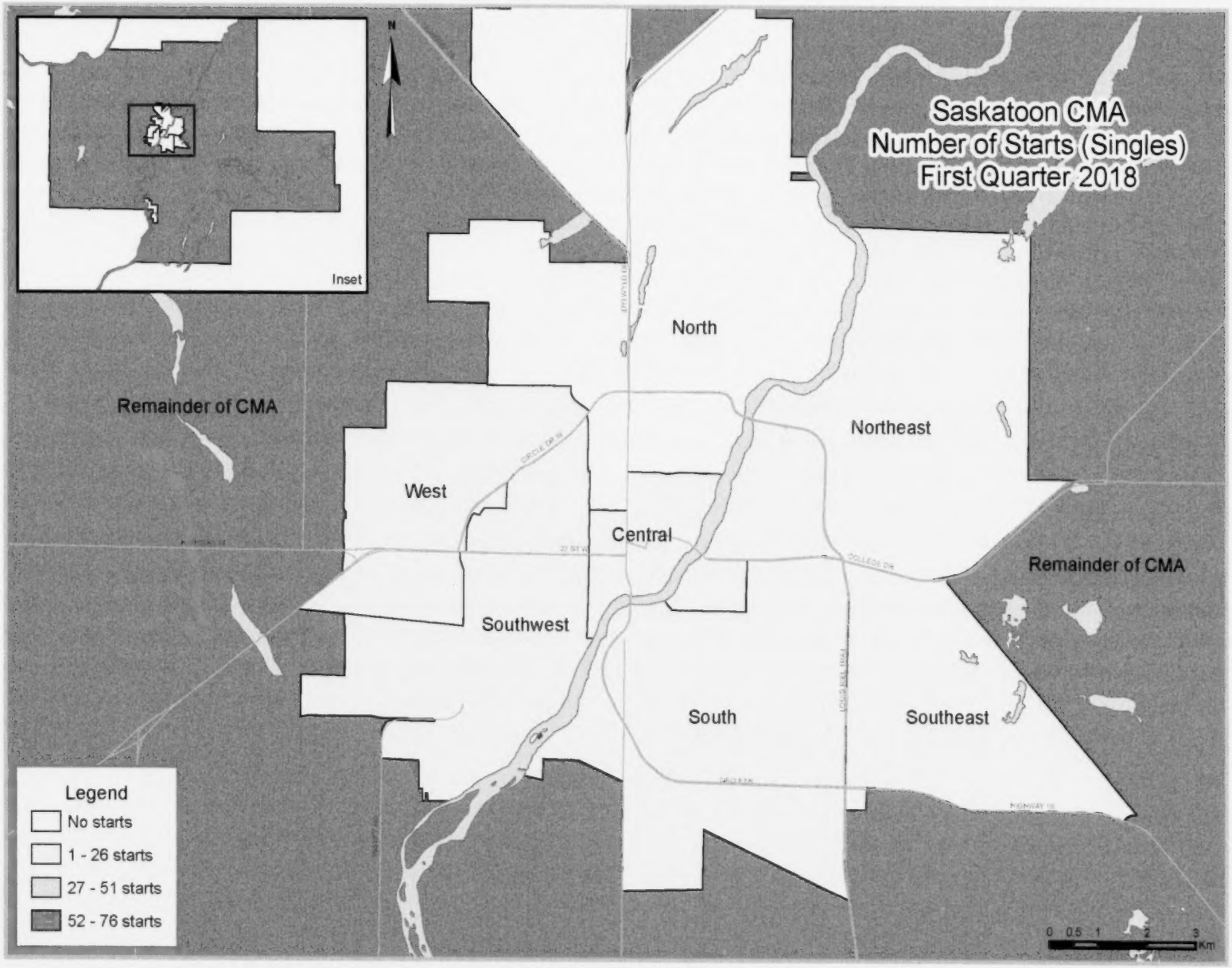
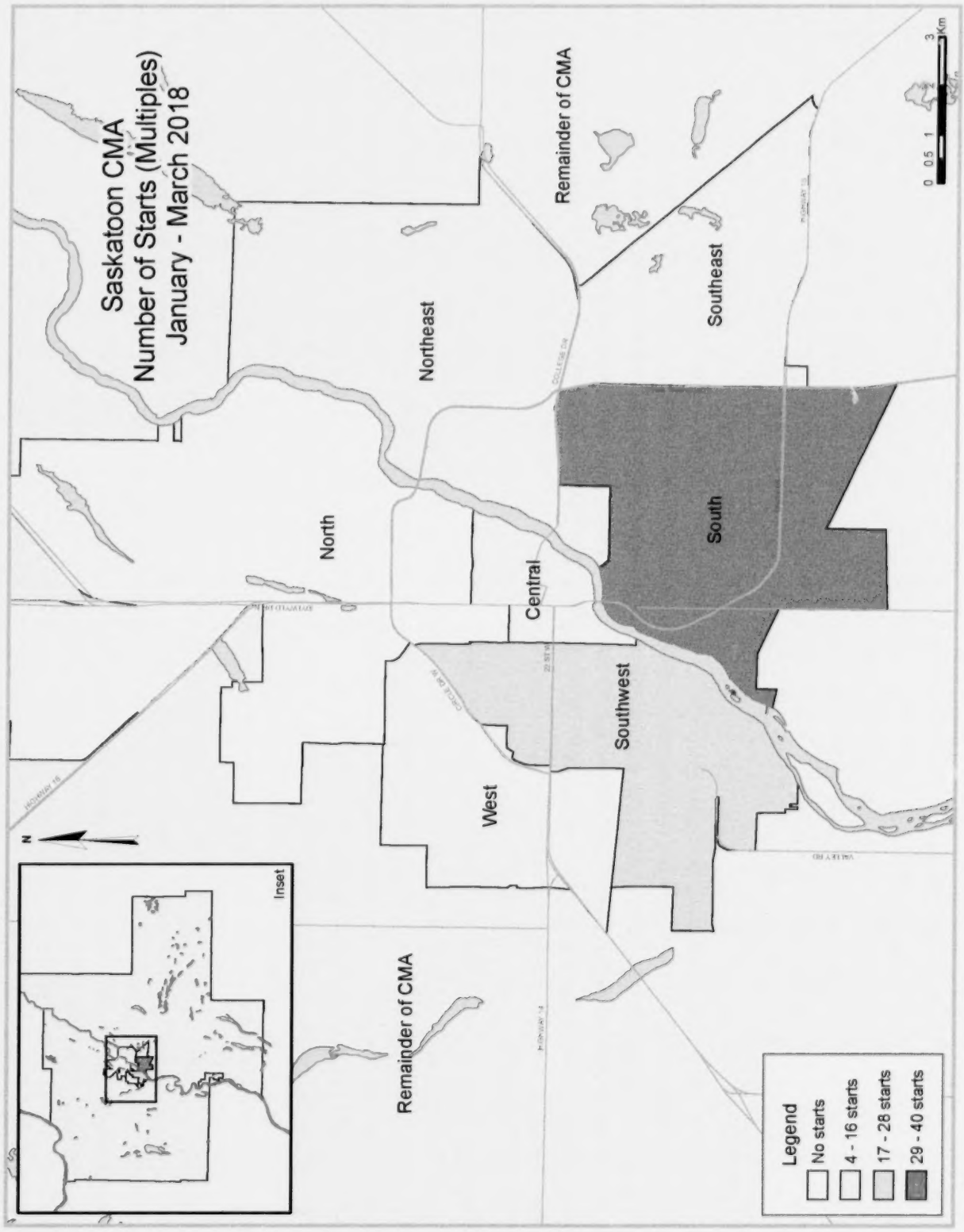
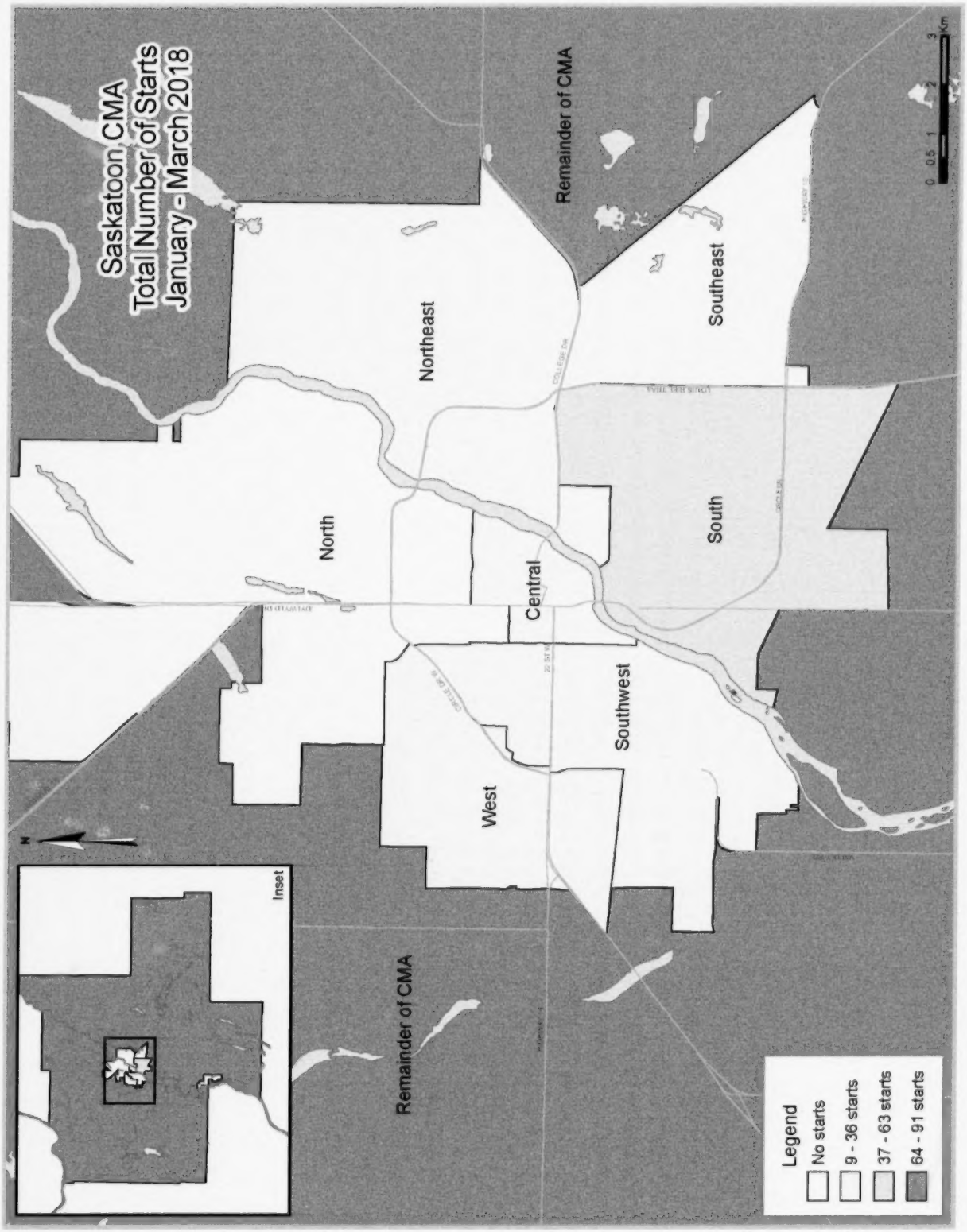

Saskatoon CMA
Number of Starts (Multiples)
First Quarter 2018
North
Northeast
Remainder of CMA
Southeast
South
Central
Southwest
West
Remainder of CMA
Inset
N
Legend
No starts
4 - 16 starts
17 - 28 starts
29 - 40 starts
0 0.5 1 2 3 Km


Saskatoon CMA
Number of Starts (Singles)
First Quarter 2018
Inset
N
North
Northeast
West
Central
Southwest
South
Southeast
Remainder of CMA
Remainder of CMA
Legend
No starts
1 - 26 starts
27 - 51 starts
52 - 76 starts
0 0.5 1 2 3
Km

Saskatoon, CMA
Total Number of Starts
First Quarter 2018
North
Northeast
Central
West
Southwest
South
Southeast
Remainder of CMA
Remainder of CMA
Inset
N
Legend
No starts
9 - 36 starts
37 - 63 starts
64 - 91 starts
0 0.5 1 2 3 Km


Saskatoon CMA
Number of Starts (Multiples)
January - March 2018
North
Northeast
Remainder of CMA
Southeast
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
4 - 16 starts
17 - 28 starts
29 - 40 starts


Saskatoon CMA
Total Number of Starts
January - March 2018
North
Northeast
Remainder of CMA
Southeast
South
Central
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
9 - 36 starts
37 - 63 starts
64 - 91 starts

Saskatoon CMA
Total Number of Starts
January - March 2018
North
Northeast
Remainder of CMA
Southeast
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
9 - 36 starts
37 - 63 starts
64 - 91 starts
0 0.5 1 2 3 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2018								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Jan. 2018	Feb. 2018	Mar. 2018	Jan. 2018	Feb. 2018	Mar. 2018
Single-Detached	1,092	1,078	761	686	750	975	892	856
Multiples	817	837	648	396	156	1,128	908	922
Total	1,909	1,915	1,409	1,082	906	2,103	1,800	1,778
	Quarterly SAAR		Actual			YTD		
	2017 Q4	2018 Q1	2017 Q1	2018 Q1	% change	2017 Q1	2018 Q1	% change
Single-Detached	993	673	190	112	-41.1%	190	112	-41.1%
Multiples	1,444	400	124	100	-19.4%	124	100	-19.4%
Total	2,437	1,073	314	212	-32.5%	314	212	-32.5%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2018	112	6	3	0	23	38	0	30	212
Q1 2017	190	20	0	0	34	70	0	0	314
% Change	-41.1	-70.0	n/a	n/a	-32.4	-45.7	n/a	n/a	-32.5
Year-to-date 2018	112	6	3	0	23	38	0	30	212
Year-to-date 2017	190	20	0	0	34	70	0	0	314
% Change	-41.1	-70.0	n/a	n/a	-32.4	-45.7	n/a	n/a	-32.5
UNDER CONSTRUCTION									
Q1 2018	559	40	47	0	142	322	17	264	1,391
Q1 2017	643	44	96	0	124	326	0	47	1,280
% Change	-13.1	-9.1	-51.0	n/a	14.5	-1.2	n/a	**	8.7
COMPLETIONS									
Q1 2018	254	6	3	0	59	33	0	5	360
Q1 2017	288	20	11	0	38	202	60	131	750
% Change	-11.8	-70.0	-72.7	n/a	55.3	-83.7	-100.0	-96.2	-52.0
Year-to-date 2018	254	6	3	0	59	33	0	5	360
Year-to-date 2017	288	20	11	0	38	202	60	131	750
% Change	-11.8	-70.0	-72.7	n/a	55.3	-83.7	-100.0	-96.2	-52.0
COMPLETED & NOT ABSORBED									
Q1 2018	252	33	14	0	161	131	n/a	n/a	591
Q1 2017	273	35	43	0	181	352	n/a	n/a	884
% Change	-7.7	-5.7	-67.4	n/a	-11.0	-62.8	n/a	n/a	-33.1
ABSORBED									
Q1 2018	208	5	0	0	56	49	n/a	n/a	318
Q1 2017	256	19	12	0	41	29	n/a	n/a	357
% Change	-18.8	-73.7	-100.0	n/a	36.6	69.0	n/a	n/a	-10.9
Year-to-date 2018	208	5	0	0	56	49	n/a	n/a	318
Year-to-date 2017	256	19	12	0	41	29	n/a	n/a	357
% Change	-18.8	-73.7	-100.0	n/a	36.6	69.0	n/a	n/a	-10.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q1 2018	1	0	0	0	0	0	0	8	9
Q1 2017	0	0	0	0	0	0	0	0	0
South									
Q1 2018	6	0	0	0	0	38	0	2	46
Q1 2017	34	4	0	0	0	70	0	0	108
Southeast									
Q1 2018	3	0	0	0	4	0	0	4	11
Q1 2017	10	0	0	0	0	0	0	0	10
Northeast									
Q1 2018	13	0	0	0	2	0	0	4	19
Q1 2017	22	0	0	0	11	0	0	0	33
North									
Q1 2018	0	0	0	0	0	0	0	0	0
Q1 2017	5	0	0	0	0	0	0	0	5
Southwest									
Q1 2018	6	2	0	0	17	0	0	0	25
Q1 2017	0	2	0	0	0	0	0	0	2
West									
Q1 2018	7	0	0	0	0	0	0	4	11
Q1 2017	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
Q1 2018	76	4	3	0	0	0	0	8	91
Q1 2017	114	14	0	0	23	0	0	0	151
First Nations									
Q1 2018	0	0	0	0	0	0	0	0	0
Q1 2017	1	0	0	0	0	0	0	0	1
Saskatoon CMA									
Q1 2018	112	6	3	0	23	38	0	30	212
Q1 2017	0	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q1 2018	8	0	0	0	5	130	0	16	159
Q1 2017	6	0	0	0	0	128	0	0	134
South									
Q1 2018	29	22	16	0	6	44	0	186	303
Q1 2017	85	12	77	0	8	109	0	0	291
Southeast									
Q1 2018	54	0	6	0	4	82	0	51	197
Q1 2017	64	4	19	0	2	89	0	0	178
Northeast									
Q1 2018	88	0	3	0	59	0	0	3	153
Q1 2017	101	2	0	0	50	0	0	0	153
North									
Q1 2018	12	2	0	0	0	66	0	0	80
Q1 2017	20	2	0	0	8	0	0	0	30
Southwest									
Q1 2018	18	4	0	0	43	0	17	0	82
Q1 2017	18	8	0	0	17	0	0	0	43
West									
Q1 2018	38	0	0	0	0	0	0	2	40
Q1 2017	23	0	0	0	2	0	0	0	25
Remainder of the CMA									
Q1 2018	310	12	22	0	25	0	0	6	375
Q1 2017	325	16	0	0	37	0	0	47	425
First Nations									
Q1 2018	2	0	0	0	0	0	0	0	2
Q1 2017	1	0	0	0	0	0	0	0	1
Saskatoon CMA									
Q1 2018	559	40	47	0	142	322	17	264	1,391
Q1 2017	643	44	96	0	124	326	0	47	1,280

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q1 2018	5	0	0	0	0	0	0	0	5
Q1 2017	0	2	0	0	0	0	0	0	2
South									
Q1 2018	35	4	0	0	11	33	0	0	83
Q1 2017	46	6	5	0	18	0	60	0	135
Southeast									
Q1 2018	24	0	3	0	0	0	0	0	27
Q1 2017	32	0	6	0	2	112	0	115	267
Northeast									
Q1 2018	48	2	0	0	37	0	0	1	88
Q1 2017	48	2	0	0	5	90	0	0	145
North									
Q1 2018	8	0	0	0	0	0	0	0	8
Q1 2017	6	4	0	0	0	0	0	0	10
Southwest									
Q1 2018	3	0	0	0	0	0	0	0	3
Q1 2017	8	0	0	0	4	0	0	0	12
West									
Q1 2018	8	0	0	0	0	0	0	0	8
Q1 2017	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
Q1 2018	123	0	0	0	11	0	0	4	138
Q1 2017	136	6	0	0	9	0	0	16	167
First Nations									
Q1 2018	0	0	0	0	0	0	0	0	0
Q1 2017	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q1 2018	254	6	3	0	59	33	0	5	360
Q1 2017	288	20	11	0	38	202	60	131	750

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q1 2018	2	0	0	0	0	0	n/a	n/a	2
Q1 2017	0	3	0	0	3	0	n/a	n/a	6
South									
Q1 2018	22	9	0	0	8	19	n/a	n/a	58
Q1 2017	28	11	3	0	6	39	n/a	n/a	87
Southeast									
Q1 2018	17	2	11	0	2	21	n/a	n/a	53
Q1 2017	27	2	8	0	1	150	n/a	n/a	188
Northeast									
Q1 2018	52	6	0	0	107	69	n/a	n/a	234
Q1 2017	72	9	30	0	109	130	n/a	n/a	350
North									
Q1 2018	7	0	0	0	0	0	n/a	n/a	7
Q1 2017	2	4	0	0	0	0	n/a	n/a	6
Southwest									
Q1 2018	3	2	0	0	11	0	n/a	n/a	16
Q1 2017	7	0	0	0	14	0	n/a	n/a	21
West									
Q1 2018	5	0	0	0	14	2	n/a	n/a	21
Q1 2017	17	0	0	0	19	12	n/a	n/a	48
Remainder of the CMA									
Q1 2018	141	14	3	0	19	20	n/a	n/a	197
Q1 2017	117	6	2	0	29	21	n/a	n/a	175
First Nations									
Q1 2018	3	0	0	0	0	0	n/a	n/a	3
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Saskatoon CMA									
Q1 2018	252	33	14	0	161	131	n/a	n/a	591
Q1 2017	273	35	43	0	181	352	n/a	n/a	884

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q1 2018	3	0	0	0	0	0	n/a	n/a	3
Q1 2017	0	0	0	0	3	0	n/a	n/a	3
South									
Q1 2018	24	1	0	0	10	40	n/a	n/a	75
Q1 2017	42	8	5	0	3	3	n/a	n/a	61
Southeast									
Q1 2018	24	1	0	0	0	3	n/a	n/a	28
Q1 2017	34	0	7	0	3	5	n/a	n/a	49
Northeast									
Q1 2018	35	0	0	0	36	6	n/a	n/a	77
Q1 2017	42	0	0	0	21	19	n/a	n/a	82
North									
Q1 2018	7	1	0	0	0	0	n/a	n/a	8
Q1 2017	4	7	0	0	0	0	n/a	n/a	11
Southwest									
Q1 2018	3	1	0	0	3	0	n/a	n/a	7
Q1 2017	5	2	0	0	1	0	n/a	n/a	8
West									
Q1 2018	8	0	0	0	0	0	n/a	n/a	8
Q1 2017	8	0	0	0	0	2	n/a	n/a	10
Remainder of the CMA									
Q1 2018	104	1	0	0	7	0	n/a	n/a	112
Q1 2017	121	2	0	0	10	0	n/a	n/a	133
First Nations									
Q1 2018	0	0	0	0	0	0	n/a	n/a	0
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q1 2018	208	5	0	0	56	49	n/a	n/a	318
Q1 2017	256	19	12	0	41	29	n/a	n/a	357

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,078	42	97	0	173	423	17	85	1,915
% Change	-1.3	-25.0	169.4	n/a	34.1	93.2	-76.4	-72.1	0.3
2016	1,092	56	36	0	129	219	72	305	1,909
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Central	1	0	0	0	0	0	8	0	9	0	n/a
South	6	34	0	4	0	0	40	70	46	108	-57.4
Southeast	3	10	4	0	0	0	4	0	11	10	10.0
Northeast	13	22	2	0	0	11	4	0	19	33	-42.4
North	0	5	0	0	0	0	0	0	0	5	-100.0
Southwest	6	0	2	2	17	0	0	0	25	2	**
West	7	4	0	0	0	0	4	0	11	4	175.0
Remainder of the CMA	76	114	4	20	3	17	8	0	91	151	-39.7
First Nations	0	1	0	0	0	0	0	0	0	1	-100.0
Saskatoon CMA	112	190	12	26	20	28	68	70	212	314	-32.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Central	1	0	0	0	0	0	8	0	9	0	n/a
South	6	34	0	4	0	0	40	70	46	108	-57.4
Southeast	3	10	4	0	0	0	4	0	11	10	10.0
Northeast	13	22	2	0	0	11	4	0	19	33	-42.4
North	0	5	0	0	0	0	0	0	0	5	-100.0
Southwest	6	0	2	2	17	0	0	0	25	2	**
West	7	4	0	0	0	0	4	0	11	4	175.0
Remainder of the CMA	76	114	4	20	3	17	8	0	91	151	-39.7
First Nations	0	1	0	0	0	0	0	0	0	1	-100.0
Saskatoon CMA	112	190	12	26	20	28	68	70	212	314	-32.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Central	0	0	0	0	0	0	8	0
South	0	0	0	0	38	70	2	0
Southeast	0	0	0	0	0	0	4	0
Northeast	0	11	0	0	0	0	4	0
North	0	0	0	0	0	0	0	0
Southwest	17	0	0	0	0	0	0	0
West	0	0	0	0	0	0	4	0
Remainder of the CMA	3	17	0	0	0	0	8	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	20	28	0	0	38	70	30	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	0	0	0	0	0	0	8	0
South	0	0	0	0	38	70	2	0
Southeast	0	0	0	0	0	0	4	0
Northeast	0	11	0	0	0	0	4	0
North	0	0	0	0	0	0	0	0
Southwest	17	0	0	0	0	0	0	0
West	0	0	0	0	0	0	4	0
Remainder of the CMA	3	17	0	0	0	0	8	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	20	28	0	0	38	70	30	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Central	1	0	0	0	8	0	9	0
South	6	38	38	70	2	0	46	108
Southeast	3	10	4	0	4	0	11	10
Northeast	13	22	2	11	4	0	19	33
North	0	5	0	0	0	0	0	5
Southwest	8	2	17	0	0	0	25	2
West	7	4	0	0	4	0	11	4
Remainder of the CMA	83	128	0	23	8	0	91	151
First Nations	0	1	0	0	0	0	0	1
Saskatoon CMA	121	210	61	104	30	0	212	314

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	1	0	0	0	8	0	9	0
South	6	38	38	70	2	0	46	108
Southeast	3	10	4	0	4	0	11	10
Northeast	13	22	2	11	4	0	19	33
North	0	5	0	0	0	0	0	5
Southwest	8	2	17	0	0	0	25	2
West	7	4	0	0	4	0	11	4
Remainder of the CMA	83	128	0	23	8	0	91	151
First Nations	0	1	0	0	0	0	0	1
Saskatoon CMA	121	210	61	104	30	0	212	314

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Central	5	0	0	2	0	0	0	0	5	2	150.0
South	35	46	4	6	11	83	33	0	83	135	-38.5
Southeast	24	32	0	2	3	6	0	227	27	267	-89.9
Northeast	48	48	2	2	37	5	1	90	88	145	-39.3
North	8	6	0	4	0	0	0	0	8	10	-20.0
Southwest	3	8	0	0	0	4	0	0	3	12	-75.0
West	8	12	0	0	0	0	0	0	8	12	-33.3
Remainder of the CMA	123	136	6	8	5	7	4	16	138	167	-17.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	254	288	12	24	56	105	38	333	360	750	-52.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Central	5	0	0	2	0	0	0	0	5	2	150.0
South	35	46	4	6	11	83	33	0	83	135	-38.5
Southeast	24	32	0	2	3	6	0	227	27	267	-89.9
Northeast	48	48	2	2	37	5	1	90	88	145	-39.3
North	8	6	0	4	0	0	0	0	8	10	-20.0
Southwest	3	8	0	0	0	4	0	0	3	12	-75.0
West	8	12	0	0	0	0	0	0	8	12	-33.3
Remainder of the CMA	123	136	6	8	5	7	4	16	138	167	-17.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	254	288	12	24	56	105	38	333	360	750	-52.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Central	0	0	0	0	0	0	0	0
South	11	23	0	60	33	0	0	0
Southeast	3	6	0	0	0	112	0	115
Northeast	37	5	0	0	0	90	1	0
North	0	0	0	0	0	0	0	0
Southwest	0	4	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	5	7	0	0	0	0	4	16
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	56	45	0	60	33	202	5	131

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	0	0	0	0	0	0	0	0
South	11	23	0	60	33	0	0	0
Southeast	3	6	0	0	0	112	0	115
Northeast	37	5	0	0	0	90	1	0
North	0	0	0	0	0	0	0	0
Southwest	0	4	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	5	7	0	0	0	0	4	16
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	56	45	0	60	33	202	5	131

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Central	5	2	0	0	0	0	5	2
South	39	57	44	18	0	60	83	135
Southeast	27	38	0	114	0	115	27	267
Northeast	50	50	37	95	1	0	88	145
North	8	10	0	0	0	0	8	10
Southwest	3	8	0	4	0	0	3	12
West	8	12	0	0	0	0	8	12
Remainder of the CMA	123	142	11	9	4	16	138	167
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	263	319	92	240	5	191	360	750

Table 3.5: Completions by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Central	5	2	0	0	0	0	5	2
South	39	57	44	18	0	60	83	135
Southeast	27	38	0	114	0	115	27	267
Northeast	50	50	37	95	1	0	88	145
North	8	10	0	0	0	0	8	10
Southwest	3	8	0	4	0	0	3	12
West	8	12	0	0	0	0	8	12
Remainder of the CMA	123	142	11	9	4	16	138	167
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	263	319	92	240	5	191	360	750

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q1 2018	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
South													
Q1 2018	6	25.0	2	8.3	7	29.2	5	20.8	4	16.7	24	-	446,882
Q1 2017	3	7.1	15	35.7	14	33.3	5	11.9	5	11.9	42	-	-
Year-to-date 2018	6	25.0	2	8.3	7	29.2	5	20.8	4	16.7	24	-	446,882
Year-to-date 2017	3	7.1	15	35.7	14	33.3	5	11.9	5	11.9	42	-	-
Southeast													
Q1 2018	3	12.5	1	4.2	5	20.8	7	29.2	8	33.3	24	470,000	479,149
Q1 2017	4	11.8	4	11.8	6	17.6	6	17.6	14	41.2	34	455,000	491,171
Year-to-date 2018	3	12.5	1	4.2	5	20.8	7	29.2	8	33.3	24	470,000	479,149
Year-to-date 2017	4	11.8	4	11.8	6	17.6	6	17.6	14	41.2	34	455,000	491,171
Northeast													
Q1 2018	4	11.4	3	8.6	13	37.1	6	17.1	9	25.7	35	-	-
Q1 2017	8	20.0	3	7.5	7	17.5	6	15.0	16	40.0	40	-	767,133
Year-to-date 2018	4	11.4	3	8.6	13	37.1	6	17.1	9	25.7	35	-	-
Year-to-date 2017	8	20.0	3	7.5	7	17.5	6	15.0	16	40.0	40	-	767,133
North													
Q1 2018	3	42.9	0	0.0	2	28.6	0	0.0	2	28.6	7	-	-
Q1 2017	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2018	3	42.9	0	0.0	2	28.6	0	0.0	2	28.6	7	-	-
Year-to-date 2017	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
Southwest													
Q1 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Q1 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
Year-to-date 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
West													
Q1 2018	3	37.5	3	37.5	1	12.5	1	12.5	0	0.0	8	-	-
Q1 2017	3	37.5	4	50.0	0	0.0	0	0.0	1	12.5	8	-	-
Year-to-date 2018	3	37.5	3	37.5	1	12.5	1	12.5	0	0.0	8	-	-
Year-to-date 2017	3	37.5	4	50.0	0	0.0	0	0.0	1	12.5	8	-	-
Remainder of the CMA													
Q1 2018	39	37.5	40	38.5	11	10.6	6	5.8	8	7.7	104	-	383,054
Q1 2017	28	23.1	46	38.0	21	17.4	8	6.6	18	14.9	121	395,000	396,047
Year-to-date 2018	39	37.5	40	38.5	11	10.6	6	5.8	8	7.7	104	-	383,054
Year-to-date 2017	28	23.1	46	38.0	21	17.4	8	6.6	18	14.9	121	395,000	396,047
First Nations													
Q1 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q1 2018	61	29.3	50	24.0	39	18.8	25	12.0	33	15.9	208	390,000	412,387
Q1 2017	47	18.5	78	30.7	48	18.9	26	10.2	55	21.7	254	400,000	448,976
Year-to-date 2018	61	29.3	50	24.0	39	18.8	25	12.0	33	15.9	208	390,000	412,387
Year-to-date 2017	47	18.5	78	30.7	48	18.9	26	10.2	55	21.7	254	400,000	448,976

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2018						
Submarket	Q1 2018	Q1 2017	% Change	YTD 2018	YTD 2017	% Change
Central	-	-	n/a	-	-	n/a
South	446,882	-	n/a	446,882	-	n/a
Southeast	479,149	491,171	-2.4	479,149	491,171	-2.4
Northeast	-	767,133	n/a	-	767,133	n/a
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	-	-	n/a
Remainder of the CMA	383,054	396,047	-3.3	383,054	396,047	-3.3
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	412,387	448,976	-8.1	412,387	448,976	-8.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

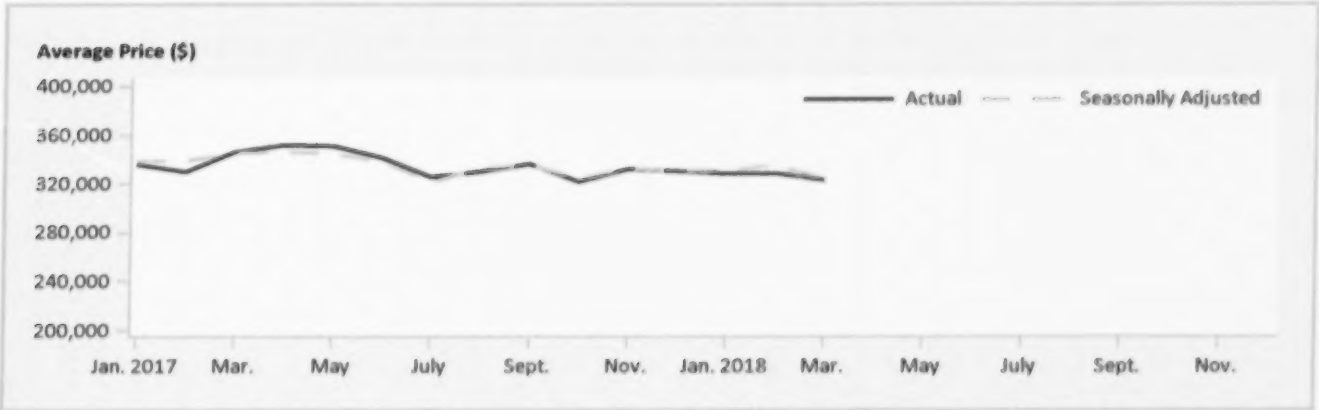


Figure 5.2: MLS® Residential Sales for Saskatoon

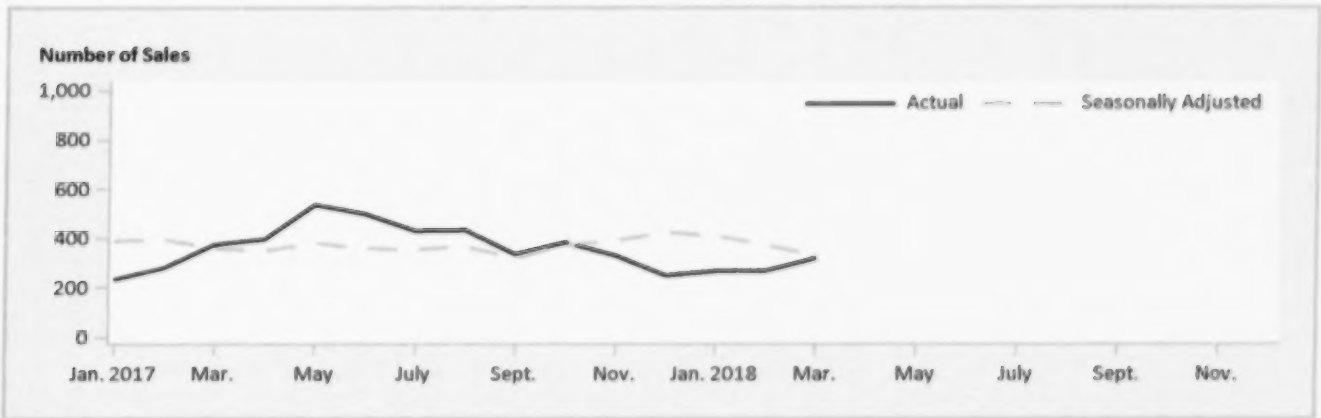
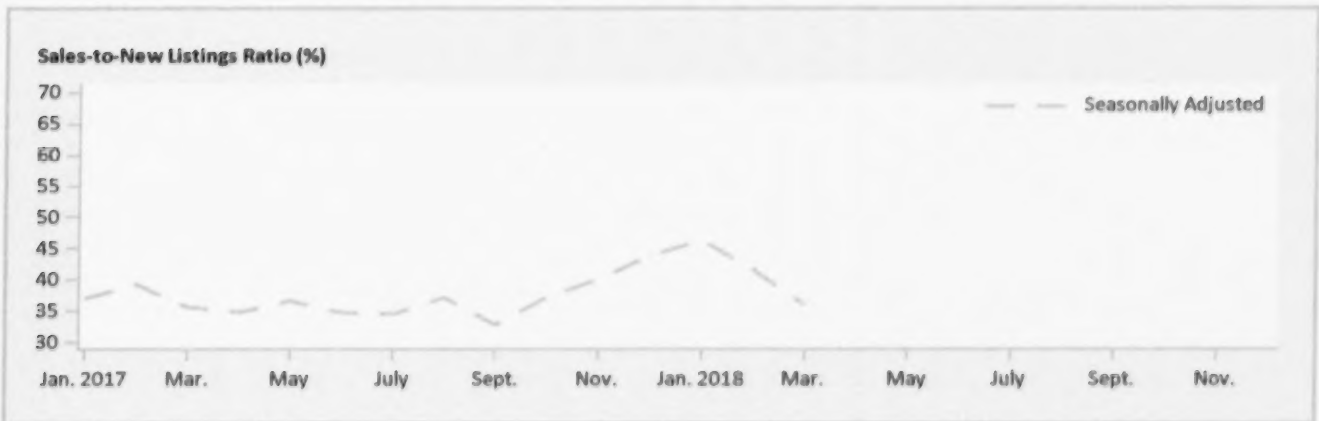


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2018

		Interest Rates			NHPI, Total, Saskatoon CMA 2016.12 =100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	133.6	170.2	7.4	70.8	1,017
	February	561	3.14	4.64	99.9	133.5	169.9	7.2	70.3	1,022
	March	561	3.14	4.64	99.9	133.5	169.5	7.6	70.3	1,009
	April	561	3.14	4.64	99.9	134.8	169.1	7.7	70.1	1,009
	May	561	3.14	4.64	99.6	134.4	169.4	8.3	70.5	1,000
	June	561	3.14	4.64	99.1	134.5	169.9	8.4	70.6	991
	July	573	3.14	4.84	99.1	134.4	170.9	8.4	70.9	985
	August	573	3.14	4.84	99.1	135.4	171.5	8.2	70.8	988
	September	575	3.09	4.89	98.9	135.4	172.1	7.9	70.7	1,003
	October	581	3.24	4.99	98.9	136.1	172.2	7.7	70.4	1,013
	November	581	3.24	4.99	98.4	137.3	171.0	7.7	69.8	1,021
	December	581	3.24	4.99	98.4	136.5	170.1	7.7	69.4	1,005
2018	January	590	3.34	5.14	98.4	137.1	170	7.4	68.8	1,002
	February	590	3.34	5.14	97.9	137.4	170.8	6.9	68.8	1,001
	March	590	3.34	5.14		137.5	171.9	6.5	68.8	1,004
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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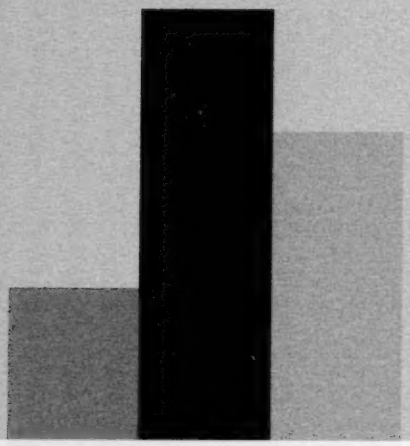

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